

Bill No. 048

BY-LAW NUMBER 2022-

A By-law of The Corporation of the City of Barrie to amend By-law 2009-141, a land use control by-law to regulate the use of land, and the erection, use, bulk, height, location and spacing of buildings and structures in the City of Barrie.

WHEREAS the Council of The Corporation of the City of Barrie deems it expedient to amend By-law 2009-141 to rezone the lands legally described as South Part Lot 11, Concession 12, Formerly Town of Innisfil, Parts 1 & 2 of 51R-18522 identified as 521 Huronia Road from 'Agriculture' (A) and 'Environmental Protection' (EP) to 'Residential Multiple Dwelling Second Density with Special Provisions, Hold' (RM2)(SP-611)(H-154) and 'Environmental Protection' (EP).

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 22-P-014.

NOW THEREFORE the Council of The Corporation of the City of Barrie enacts the following:

1. **THAT** the zoning map schedule is amended to change the zoning of the lands identified as 521 Huronia Road from 'Agriculture' (A) and 'Environmental Protection' (EP) 'Residential Multiple Dwelling Second Density with Special Provisions, Hold' (RM2)(SP-611)(H-154) and 'Environmental Protection' (EP) in accordance with Schedule "A" attached to this By-law being a portion of the zoning map.
2. **THAT** notwithstanding any provision to the contrary, the front yard shall be considered Huronia Road for the purpose of applying zoning standards as set out in By-law 2009-141.
3. **THAT** notwithstanding the provisions set out in Table 4.6 – Parking in By-law 2009-141, the minimum required parking standards shall be 1.2 spaces per dwelling unit.
4. **THAT** notwithstanding the provisions set out in Table 5.2 – Permitted Uses in By-law 2009-141, back-to-back townhouse units are permitted to a maximum of 50% of the total unit count.
5. **THAT** notwithstanding the provisions set out in Section 5.2.5.1 in By-law 2009-141, the maximum density shall be 47 units per net hectare.
6. **THAT** notwithstanding the provisions set out in Section 5.2.5.2 b) in By-law 2009-141, a minimum consolidated outdoor amenity area shall be provided at a rate of 5.5 square metres per unit, and 12 square metres per unit in an unconsolidated form.
7. **THAT** notwithstanding the provisions set out in Table 5.3 – Standards in By-law 2009-141, the maximum building height shall be 12.5 metres.
8. **THAT** notwithstanding the provisions set out in Table 5.3 – Standards in By-law 2009-141, the minimum landscape open space shall be 32% of the lot area.
9. **THAT** a by-law can be brought forward to Council of the City of Barrie to remove the Holding symbol (H-154) on those lands zoned as 'Residential Multiple Dwelling Second Density with Special Provisions, Hold' (RM2)(SP-611)(H-154), when the alignment, design and access permissions are confirmed for municipal servicing infrastructure (water, wastewater, and stormwater) and the road connection to Loon Avenue across the adjacent property municipally known as 338 Maplevue Drive East to the satisfaction of the Director of Development Services.
10. **THAT** notwithstanding any severance, partition, or division of lands shown on Schedule "A", the provisions of this By-law shall apply to the whole of the lot as if no severance, partition, or division had occurred.
11. **THAT** the owner/applicant is required to provide community benefits per Section 37, as amended or replaced, of the *Planning Act* and City of Barrie Official Plan Section 6.8 Height and Density Bonus to the satisfaction of the Director of Development Services.

12. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

READ a first and second time this 16th day of May, 2022.

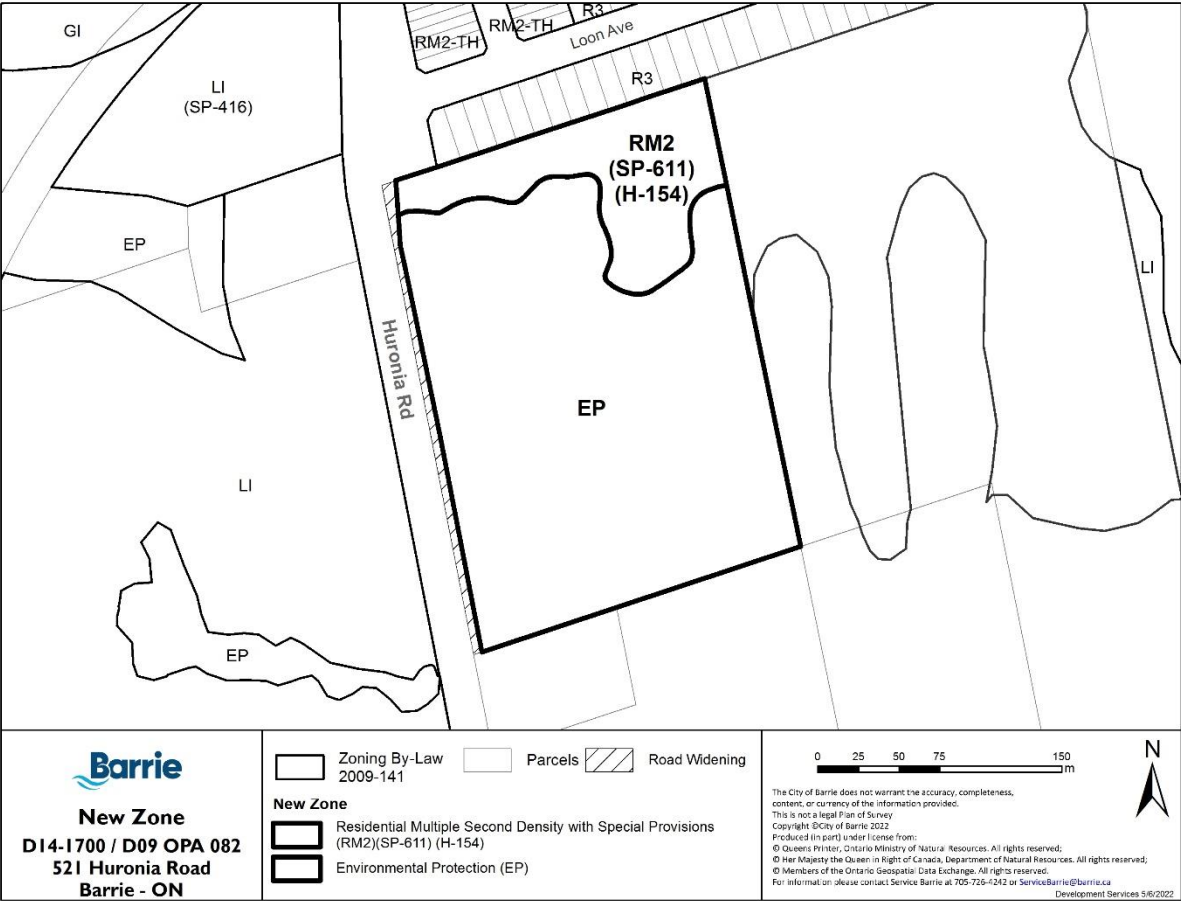
READ a third time and finally passed this 16th day of May, 2022.

THE CORPORATION OF THE CITY OF BARRIE

DEPUTY MAYOR – B. WARD

CITY CLERK – WENDY COOKE

Schedule “A” to Attached By-law 2022-XXX



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